

THIS INSTRUMENT PREPARED BY:

Alan C. Keith  
Law Offices of Jeff W. Parmer, LLC  
2204 Lakeshore Drive, Suite 125  
Birmingham, AL 35209

SEND TAX NOTICE TO:

**Ruby Haywood**  
**255 Ivy Hills Circle**  
**Calera, AL 35040**

STATE OF ALABAMA

**GENERAL WARRANTY DEED**

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TWO HUNDRED FIFTY THREE THOUSAND, THREE HUNDRED AND 00/100 (\$253,300.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **JRP Properties, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ruby Haywood** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit A**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **255 Ivy Hills Circle Calera, AL 35040**

**\$0.00** of the above-recited purchase price was paid from a mortgage loan  
Closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 16 day of December, 2024.

JRP Properties, LLC



By: John Robert Preston  
Its Sole Member

STATE OF ALABAMA    )  
                                         :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that John Robert Preston whose name as **Sole Member of JRP Properties, LLC**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of December, 2024.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: **02/21/28**

ALAN CROCKER KEITH  
Notary Public, Alabama State at Large  
My Commission Expires February 21, 2028

## **Exhibit A**

### **Legal Description**

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Lot 188, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22-32, Tract Fifty-One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43A and 43B and as amended in the Amended Map of Old Ivy Subdivision, Phase 1, recorded in Map Book 36, Page 5A and 5B, in the Office of the Judge of Probate of Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>JRP Properties, LLC</u>	Grantee's Name	<u>Ruby Haywood</u>
Mailing Address	<u>2020 Trammell Chase Drive</u>	Mailing Address	<u>255 Ivy Hills Circle</u>
	<u>Hoover, AL 35244</u>		<u>Calera, AL 35040</u>
Property Address	<u>255 Ivy Hills Circle</u>	Date of Sale	<u>December 16, 2024</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$253,300.00</u>
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
(Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date December 16,

Print Alan C. Keith

☐ Unattested

Sign

Alan C. Keith

(verified by)

(Grantor/Grantee/Owner/Agent circle one)

**Filed and Recorded**

**Official Public Records**

**Judge of Probate, Shelby County Alabama, County Clerk**

**Shelby County, AL**

**12/17/2024 10:27:52 AM**

**\$284.50 PAYGE**

**20241217000385060**

*Alan S. Beal*

**Form RT-1**

